

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 13, 2015**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	V-Chairperson
William Tice	Member
Charles Allwein, Sr	Member
Cheri Grumbine	Twp Manager

Absent Kevin M George Member

Also in attendance at this meeting was Mike O'Donnell of SESI and several individuals from the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from June 8, 2015 are ready for action from the Commission.

MOTION was made and seconded to approve the June 8, 2015 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

Audrey Zellers commented about a swimming pool with no fencing located on E Maple St 2 properties west of Schulze Accounting. She asked that the Twp look into this situation. Mgr Grumbine replied she will have the property reviewed.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

There are no active plans for review & recommendation this month.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park Date Submitted: 5/13/13

Although there is nothing new to report on this plan, LCPD has reported that Steckbeck Engineering has been working on the comments generated regarding this plan.

RECEIVING NEW PLANS

A.) Edwin Kercher/ Cynthia Kercher Minor Subdivision Plan

Location/Zoned: W Kercher Ave/ IA Date Submitted: 6/22/2015

Mike O'Donnell of Steckbeck Engineering was present to discuss the submission of this new plan. The plan shows the subdivision of farmland that is already split by W Kercher Ave. Lot #1 will contain 52.192 acres and contains an existing dwelling which is serviced by onlot water and an onlot sewer system.

Kercher Minor Subdivision Plan (con't)

Lot #2 contains 29.352 acres and an existing dwelling which is serviced by onlot sewer system and an onlot well. The Commission members reviewed the presented plan and discussed the 2 different lots.

MOTION was made and seconded to receive the Edwin/ Cynthia Kercher Minor Subdivision Plan. Motion unanimously carried.

B.) Debora L. Nauman Final Subdivision Plan (Lot Addition)

Location/ Zoned: Sandhill RD/ R2

Date Submitted: 6/22/2015

This plan shows a lot addition being added to the lands owned by Suzette Chatterton (1130 Sandhill Rd) which will consist of 5,886 sq ft. The remaining lands belonging to Debora Nauman (1114 Sandhill Rd) will contain 42,002 sq ft. The area that is the lot addition will not be permitted to be used as a separate building lot. Both parcels are serviced by public sewer and water services.

Chp Martin asked if there was a reason offered for the lot addition process. As the Commission reviewed the plan, Member Smeltzer stated it appears the garage for 1130 Sandhill Rd seems to be riding the property line. He is assuming this is being done to clean up the property line due to the placement of the garage.

MOTION was made and seconded to receive the Debora Nauman Final Subd (Lot Addition) Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Future Lot Addition Plan – Off N 8th Ave**

Mike O'Donnell of Steckbeck Engineering explained to the Commission members he would be submitting a new subdivision plan in the near future. The purpose is to annex additional land, currently owned by Spring Creek, to 2 properties along N 8th Ave, 1646 and 1648 N 8th Ave. The reason he is bringing this subject up now is because his client will be going away right after the August meeting. As it is a simple lot addition plan, he is hopeful the plan can be submitted, received and approved before his client leaves and becomes unavailable. Commission members asked O'Donnell if he has a draft with him to show them the areas he is talking about. He replied no, he did not have time to get the information together as yet. After some discussion, O'Donnell told the Commission he will be back for the August meeting with the plan submission.

Chp Martin stated she is uncomfortable providing a recommendation right after viewing a plan for the first time. Mgr Grumbine added that we did not receive the official submission of plans along with the required. Paulette Hafer who had attended the meeting, provided a copy she had as the owner of the land. The Commission members briefly reviewed the provided information.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary